

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

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BANK OF AMERICA, N.A.

Plaintiff,

V.

## DESERT PINE VILLAS HOMEOWNERS ASSOCIATION, *et al.*,

## Defendants.

Case No. 2:16-cv-00448-APG-VCF

## **ORDER DENYING DEMAND FOR SECURITY COSTS AND GRANTING MOTION TO STRIKE**

(ECF Nos. 28, 32)

Plaintiff/counterdefendant Bank of America, N.A. requests the court require defendant/counterclaimant SFR Investments Pool 1, LLC to post a cost bond pursuant to Nevada Revised Statutes § 18.130(1). SFR moves to strike this request, arguing that § 18.130(1) does not apply because SFR is not a plaintiff and SFR is a Nevada limited liability company that resides in Nevada.

Under § 18.130(1), “[w]hen a plaintiff in an action resides out of the State, or is a foreign corporation, security for the costs and charges which may be awarded against such plaintiff may be required by the defendant, by the filing and service on plaintiff of a written demand therefor within the time limited for answering the complaint.” The statute thus applies to out-of-state plaintiffs, of which SFR is neither. SFR is a defendant in this case. And, SFR is a Nevada limited liability company that resides in Nevada. *See* ECF Nos. 1 at 2 and 27 at 2 (alleging and admitting that SFR is a Nevada limited liability company); 49-1 (deposition testimony that SFR operates only in Nevada).<sup>1</sup> The fact that SFR’s members may be citizens of other states for purposes of determining diversity jurisdiction under federal law does not change SFR’s residency or status as a Nevada limited liability company for purposes of the Nevada statute.

<sup>1</sup> See also the Nevada Secretary of State website identifying SFR as a Nevada limited liability company with registered agent and officer addresses in Nevada.  
<https://nvsos.gov/SOSEntitySearch/CorpDetails.aspx?lx8nvq=enkrPI2ZQlSNORKAAyF%252fAw%253d%253d&nt7=0> (last accessed on August 3, 2016).

1 IT IS THEREFORE ORDERED that Plaintiff/counterdefendant Bank of America, N.A.'s  
2 demand for security costs (**ECF No. 28**) is **DENIED**.

3 IT IS FURTHER ORDERED that defendant/counterclaimant SFR Investments Pool 1,  
4 LLC's motion to strike (**ECF No. 32**) is **GRANTED**.

5 DATED this 3<sup>rd</sup> day of August, 2016.



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7 ANDREW P. GORDON  
8 UNITED STATES DISTRICT JUDGE  
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